Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode

383A Burke Road, Glen Iris Vic 3146

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	l/underquot	ting		
Range betweer	\$1,500,000		&		\$1,650,000			
Median sale p	rice							
Median price	\$1,320,000	Pro	operty Type	Том	vnhouse		Suburb	Glen Iris
Period - From	28/07/2024	to	27/07/2025		So	ource	Property	y Data

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Add	dress of comparable property	Price	Date of sale
1	3/12 Kenilworth Gr GLEN IRIS 3146	\$1,530,000	28/06/2025
2	14a Young St GLEN IRIS 3146	\$1,650,000	22/03/2025
3	74 Gardiner Pde GLEN IRIS 3146	\$1,525,000	01/03/2025

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:

28/07/2025 10:31





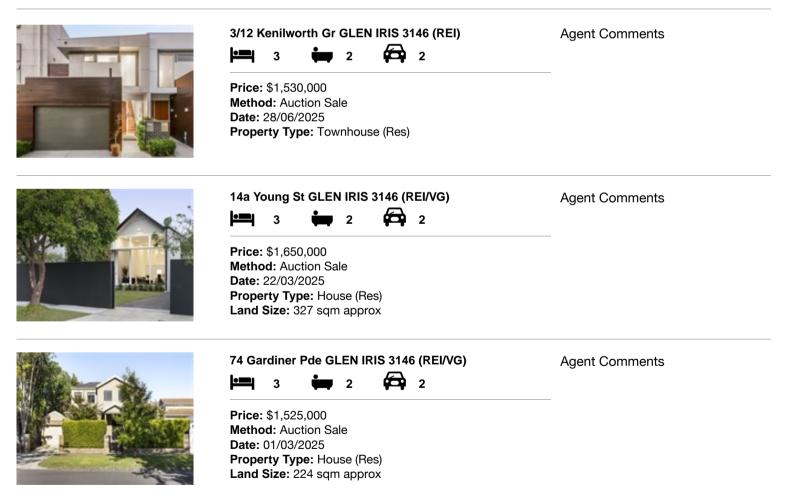
Agustin Falk 0403 715 783 agustin.falk@belleproperty.com





Rooms: 4 Property Type: Townhouse Land Size: 314 sqm approx Agent Comments Indicative Selling Price \$1,500,000 - \$1,650,000 Median Townhouse Price 28/07/2024 - 27/07/2025: \$1,320,000

Comparable Properties



Account - Belle Property Glen Iris | P: 03 98181888



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